

fifty five
BLOOR

55 BLOOR STREET WEST, TORONTO

HIGH-PROFILE RETAIL FOR LEASE AT BAY & BLOOR - CANADA'S BEST RETAIL INTERSECTION



CBRE

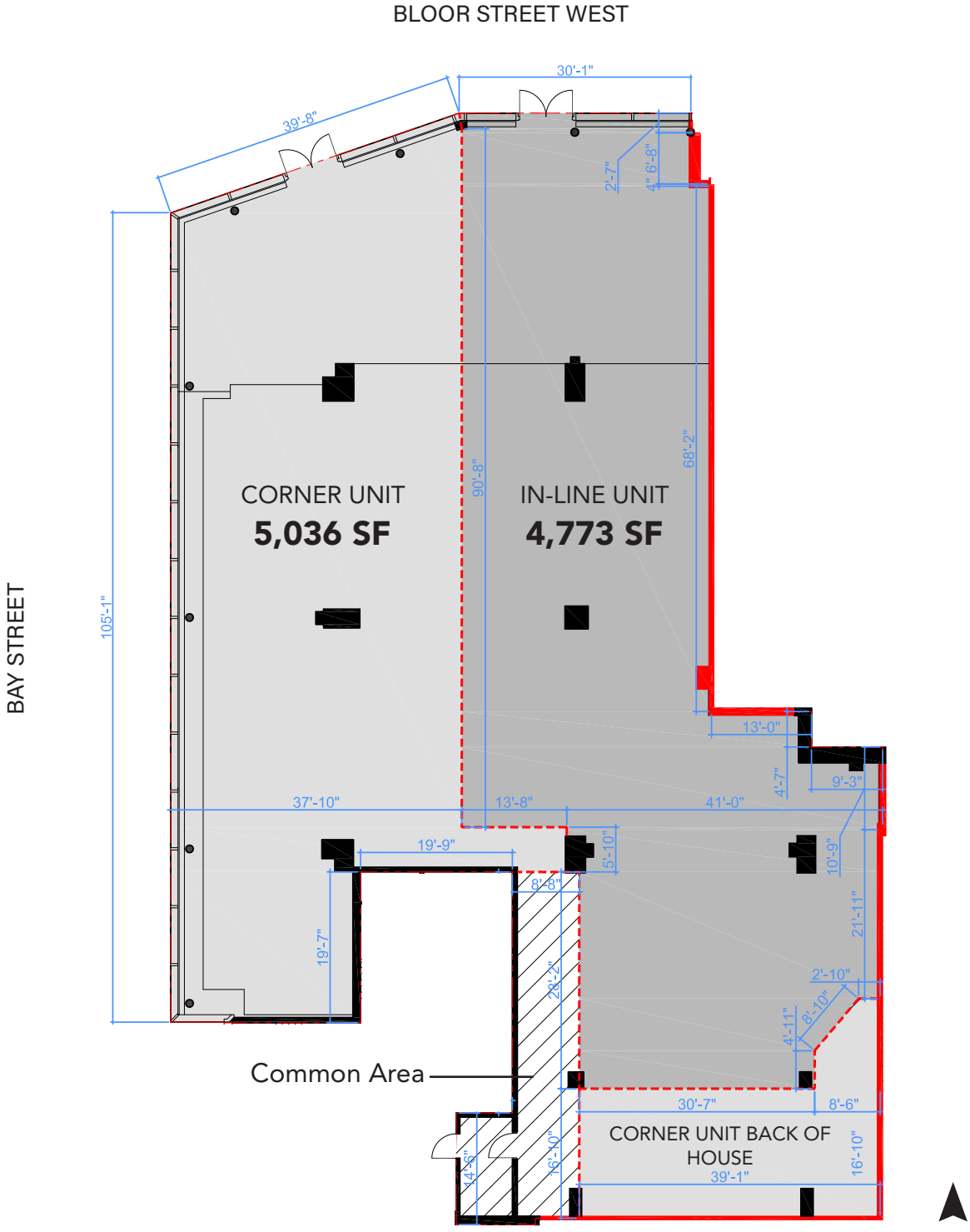


fifty five BLOOR

Size	Corner Unit: 5,036 sq. ft. In-line Unit: 4,773 sq. ft. Combined Unit: 9,809 sq. ft.
Net Rent	Please contact listing agents
Frontage:	Corner Unit: 145 ft. In-line Unit: 30 ft. Combined Unit: 175 ft. (wraparound)
TMI	\$62.00 per sq. ft.
Available	Please contact listing agents

- Stunning retail in the heart of Bloor-Yorkville at the high-profile corner of Bay and Bloor
- Incredible wraparound frontage of 175 ft.
- Located within the Manulife Centre, home to Canada's first Eataly and other tenants including Swarovski, Earls, Indigo Books, LCBO, Over The Rainbow and Pilot Coffee Roasters
- Directly across the street from Alo Yoga and the future Tiffany & Co. flagship
- Neighbourhood tenants include Hermes, Saint Laurent, Rolex, Holt Renfrew, Aritzia, Sephora and Lululemon

FLOOR PLAN







Bloor-Yorkville

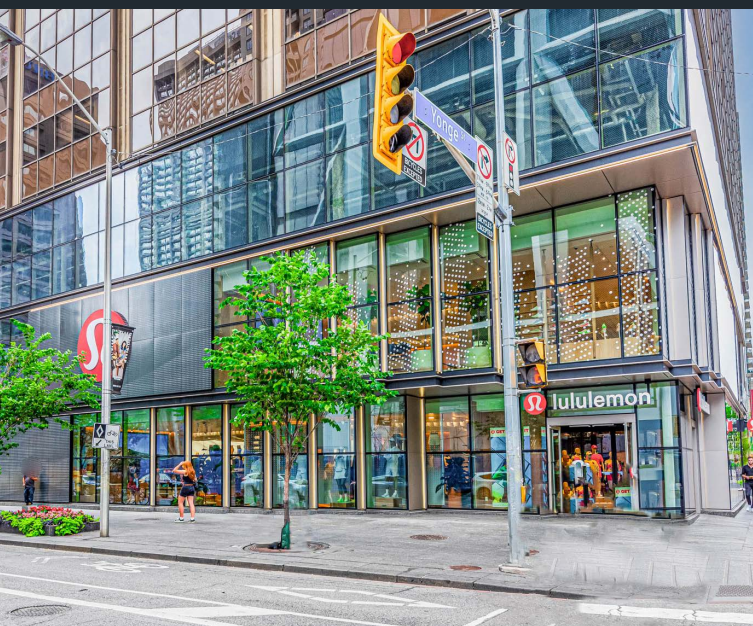
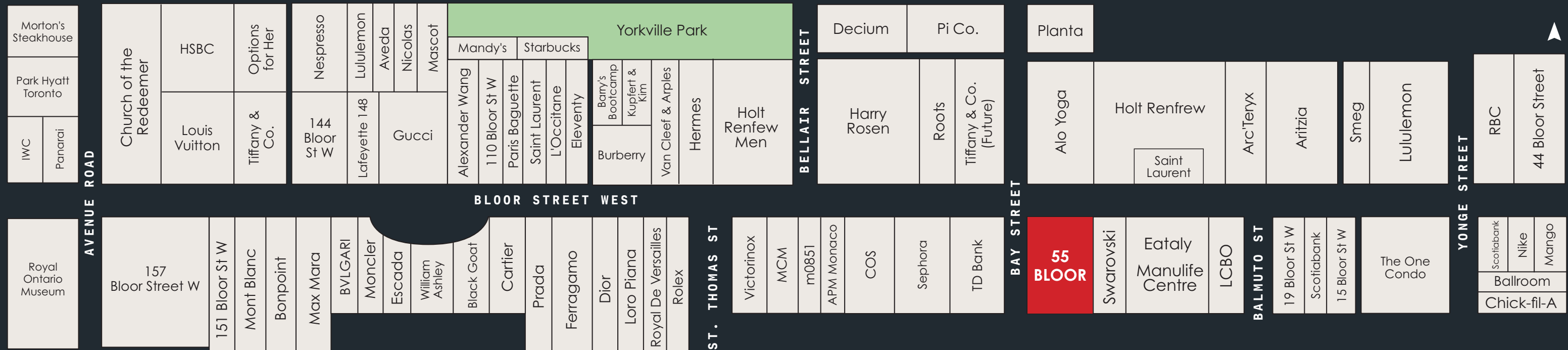
The Bloor-Yorkville node represents the pinnacle of Canadian high-street retail. The area is recognized internationally as one of the top ten shopping destinations in the world, with high-end fashion uses dominating the street front. The area provides residents and tourists with the country's most prestigious selection of luxury and aspirational retailers. The area boasts 2.3 million sq. ft. of retail space, 1.5 million of which is street-front. Retail sales performance along the Bloor Street corridor often exceeds \$2,500 per sq. ft.

55 Bloor Street West is located on the best corner in the neighbourhood at Bay and Bloor, sharing the intersection with Alo Yoga and the future Tiffany & Co. flagship. Other neighbourhood tenants include Hermes, Swarovski, Saint Laurent, Rolex, Holt Renfrew, Aritzia, Sephora and Lululemon.

Bay & Bloor Daily Traffic Count: 47,723

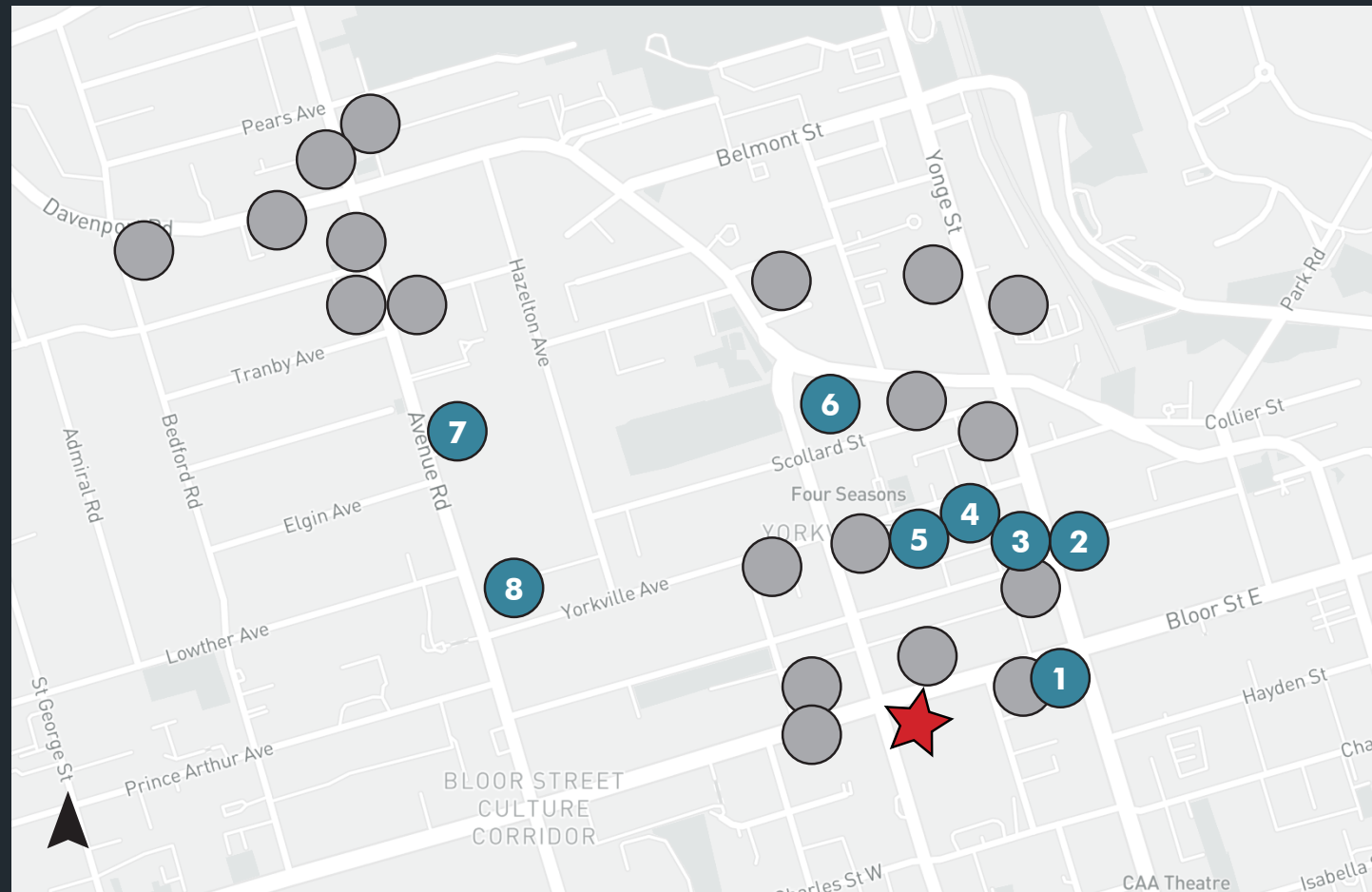
 **Neighbourhood Video**





Canada's Most Exclusive Residential Market

Bloor-Yorkville is experiencing dramatic intensification with a series of high-end residential developments in the immediate vicinity of The Property. There are 27 condominium projects in various stages of development totaling more than 12,800 units in this node. The Property stands to benefit from this strong population growth through additional foot traffic from affluent individuals along with additional retailers looking to secure a presence in the highly sought after neighbourhood.



- **UNDER CONSTRUCTION**
3,242 INCOMING UNITS
 - **PRE-CONSTRUCTION**
9,569 INCOMING UNITS
1. The One
 2. Adagio
 3. 8 Cumberland
 4. 11 YV
 5. The Pemberton
 6. 50 Scollard
 7. 89 Avenue Road
 8. One Thirty Eight

Demographic Snapshot

82,068
POPULATION

123,173
DAYTIME POPULATION

13.6%
POPULATION CHANGE
(2023-2028)

34.5
MEDIAN AGE

\$135,946
AVERAGE HOUSEHOLD
INCOME

(1KM RADIUS OF 55 BLOOR STREET WEST)

Toronto is the largest city in Canada and the fifth most populous city in North America. The various commerce and business districts of Toronto feature a daily influx of commuters from throughout the GTA increasing the day-time population by 181% (over 400,000 people) providing excellent support for retail locations and restaurants throughout downtown. Toronto sees 26.5 million visitors each year, generating \$8.4 billion for the local economy.

Bloor-Yorkville is a highly sought-after location for well established professionals, situated in downtown Toronto. The 1 kilometer radius surrounding the Property supports a total population of 82,068 as of 2023, projected to increase to 93,248 by 2028. As of 2023, the average household income was \$135,946. This demographic snapshot of the surrounding area is highly representative of the affluent individuals with disposable income for both investment and consumer spending.





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